



London Road, Worcester

Guide price £175,000



Key Features

- 3 bedroom town house
- Priced to sell
- For sale by Modern Auction - T&C's apply
- Renovation project
- Subject to reserve price
- Former private rental property
- EPC rating E



A chance to buy this surprisingly spacious 3 bedroom town house. Ideally situated close to the City Centre, local amenities and transport links to combat the lack of parking close by. Recently a private rental, there are areas for renovation throughout and opportunities for value adding, with the properties potential lending itself to the possibility of air B+B or conversion to HMO as well as continuing as a traditional home.

Entering the home through an entrance hall, on the the left hand side there is a well sized reception room with fire place and large window and further forward is the kitchen/diner which has access to the outside yard space and raised deck along with the cellar, which has plenty of potential for improvement.

The first floor hosts a sizable bathroom with separate shower and bath, a gally cupboard that houses the Worcester Bosch gas boiler and a bedroom/2nd reception room again with large windows and a fire place.

The second floor has 2 further double bedrooms.

This house will require some care and attention but has bags of potential for value adding.

The proximity to the city centre and public transport links mitigate the inconvenience of having no parking provision with the property

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

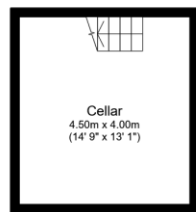
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

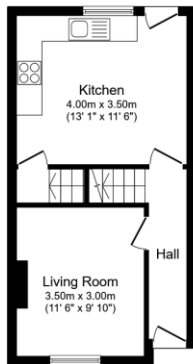
This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



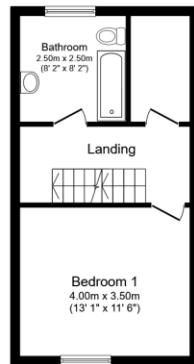
Cellar

Floor area 17.6 sq.m. (189 sq.ft.)



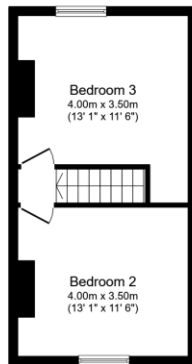
Ground Floor

Floor area 31.6 sq.m. (340 sq.ft.)



First Floor

Floor area 32.0 sq.m. (344 sq.ft.)



Second Floor

Floor area 32.0 sq.m. (344 sq.ft.)

Total floor area: 113.2 sq.m. (1,218 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

